

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

May 20, 2008

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Claypool, Collins, Daley, Gorman, Goslin, Maldonado Moreno, Peraica, Quigley, Sims and Schneider, Suffredin (15)

Absent: Commissioners Collins and Steele (2)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SECTION 1

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

287196 DOCKET #8264 – RIGHT ANGLE MEDIA, Owner, Application: Variation to increase the sign face area applicable to each side of this proposed two-sided sign from 750 square feet (per side) to 816 square feet (per side); increase in sign structure's projected height from 40 feet to 60 feet for a two sided off-premise outdoor advertising sign in the I-1 General Industrial District. The subject property consists of approximately 0.11 of an acre, located 228 feet west of the Calumet Expressway, approximately 33 feet south of the Elgin, Joliet & Eastern Railroad in Bloom Township, County Board District #6. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

294125 DOCKET #8412 – T. BOBAK, Owner, Application (No. V-08-32): Variation to reduce rear yard setback from 5 feet to 3 feet on existing slab for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the west side of Lockwood Avenue, approximately 210 feet south of 49th Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

294126 DOCKET #8413 – A. AYALA, Owner, Application (No. V-08-33): Variation to reduce right side yard setback from 15 feet to 10 feet (existing); and reduce front yard setback from 40 feet to 32 feet (existing) to repair interior fire damage of single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.55 of an acre, located on the east side of Hutchinson Avenue, approximately 104 feet north of 207th Street in Bloom Township, County Board District #5. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

294127 DOCKET #8414 – M. & E. FRADKIN, Owners, Application (No. V-08-34): Variation to reduce front yard setback from 28 feet (@ 20%) to 25 feet (existing) for an enclosed porch in the R-4 Single Family Residence District. The subject property consists of approximately 0.58 of an acre, located on the northeast corner of Brookdale Lane and South Brookdale Lane in Palatine Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

294128 DOCKET #8416 – J. BARTYCZAK, Owner, Application (No. V-08-36): Variation to reduce both interior side yard setbacks from 10 feet to 2 feet (existing) for an existing detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the east side of South Lorel Avenue, approximately 291 feet north of 51st Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

294129 DOCKET #8417 – A. ZAGONE, Owner, Application (No. V-08-37): Variation to reduce rear yard setback from 40 feet to 23 feet (existing) for an existing rear deck in the R-5 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the west side of Glenwood Lane, approximately 246 feet north of Central Road in Northfield Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

294130 DOCKET #8418 – R. & L. CARROLL, Owners, Application (No. V-08-38): Variation to reduce corner side yard setback from 25 feet to 22 feet for a proposed addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.64 of an acre, located on the northwest corner of Monitor Avenue and 131st Street in Worth Township, County Board District #6. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

294131 DOCKET #8419 – S. PLASTICWALA, Owner, Application (No. V-08-39): Variation to increase height of fence from 3 feet to 4 feet 11 inches in front yard for existing fence in the R-5 Single Family Residence District. The subject property consists of approximately 0.33 of an acre, located on the northwest corner of Elmdale and Central Road in Northfield Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Butler, seconded by Vice Chairman Murphy, moved the approval of Communication Nos. 287196, 294125, 294126, 294127, 294128, 294129, 294130 and 294131. The motion carried.

Commissioner Daley, seconded by Commissioner Gorman moved to adjourn. The motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary